

**2-15-1996-** The residence was placarded after an inspection revealed there were violations that made the house unlivable. A red-tag was placed on the structure that remained for the next 15 years. There were numerous violations including: the removal of plaster that left only framed walls throughout much of the residence, a furnace and water heater that weren't operating, a severe infestation of rodents, and electrical wiring that was hazardous. During this investigation of this complaint, our department became aware of a fire that had previously caused damage to the upstairs of the residence, in 1983.

**10-8-1996-** The detached garage was declared to be a dangerous building under the Uniform Dangerous Building Code. The owner repaired the garage and the completion of the repairs were made on 8-18-1997.

**3-10-2011-** An inspection by the Building and Safety Department revealed holes in the foundation that required further investigation. A letter was sent to the owners requesting that an interior inspection be made to determine the condition of the foundation. The property had been routinely inspected for the last 15 years, prior to this finding, to monitor the condition of the property and to verify that it was vacant.

**3-22-2011-** Judith Turner and her son Nick accompanied an inspector inside of the residence to examine the condition of the foundation. It was found that the foundation wall on the South side had failed and caved in. This had occurred since the previous inspection on 3-10-2011. Ms. Turner and her son were told that the building would be declared dangerous due to this structural failure.

**3-23-2011-** The dangerous notice was mailed to the owners and the property was posted on 3-24-2011.

**3-30-2011-** The basement was inspected for the temporary beams that were installed by the son of the owner and it was determined to be adequate by Building Inspector Bill Fuelling.

**5-24-2011-** Due to the failure of the owner to do a final repair on the foundation, or to demolish the residence on their own, a letter was sent to the owner to notify them that the Building and Safety Department would be required to take bids for the demolition of the residence.

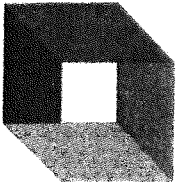
**5-25-2011-** The demolition bid was approved by the acting interim Director Chuck Zimmerman.

**6-22, 2011-** The bid proposal for the asbestos removal with Bockmann, Inc. was approved on June 22, 2011. The bid amount was for \$725 and they were the lowest of the three bids received.

**7-18-2011-** Kent Turner called Building and Safety and said that they were unable to get the financing that would allow the repair of the foundation. He admitted that demolition of the structure would probably be the best solution to the problems with the residence.

**7-26-2011-** The asbestos was abated and an invoice was paid by the City for the cost of this work at an amount of \$725.

The demolition of the residence was completed in September and an invoice was received on 9-21-2011 and paid for the demolition and backfill of the residence. The amount was the bid amount of \$11447.



Bockmann Inc.  
1420 Centerpark Road  
Lincoln NE 68512  
402 423 6631

## Contract Invoice

Invoice #: 20110446

Date: 07/26/2011

**Billed To:** County City Property Mng  
920 O St  
Lincoln NE 68512

**Project:** CCPM Demo 2011 S 19th  
2011 S 19th  
Lincoln NE 68512

**Due Date:** 08/25/2011

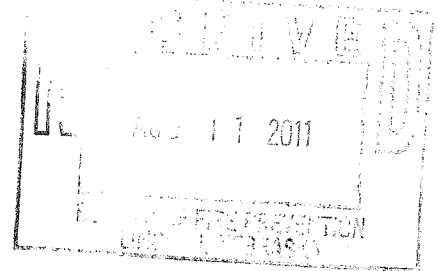
**Contract:**

**Terms:** 30DY

**Order#:**

**Contact:** Neal Krizek

Description	Quantity	Unit	Unit Cost	Amount
Remval/disposal of asbestos containing duct insulation & duct tape	1.00		\$725.00	725.00



A service charge of 0.00 % per annum will be charged on all amounts  
overdue on regular statement dates.

Thank you for your prompt payment!

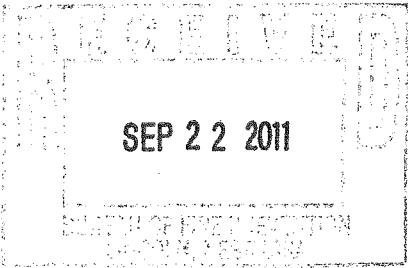
Non-Taxable Amount:	725.00
Taxable Amount:	0.00
Sales Tax:	0.00
<b>Amount Due</b>	<b>725.00</b>

MID NEBRASKA GRADING & DEMOLITION  
INC  
PO BOX 366  
DAVID CITY NE 68632

# Invoice

Date	Invoice #
9/21/2011	4424X

Bill To
CITY OF LINCOLN-PUBLIC BUILDIN ATTN: JOHN BOIES 555 S 10TH STREET ROOM 203 LINCOLN NE 68508

Description	Amount
Demolition of Property 2011 S 19th Street, Lincoln NE	0.00
Labor Cost - Truck Driver 60 hrs @ \$12	720.00
- Equipment Operator 48 hrs @ \$10.06	483.00
- Misc Labor 30 hrs @ \$10	300.00
Total Equipment/Materials Costs	8,324.00
Subcontractor Cost - Dave's Plumbing (excluded asbestos removal)	1,620.00
	
Thank you for your business.	<b>Total</b> \$11,447.00

**Advertise 1 time: Friday, Nov. 25, 2011**

**NOTICE OF UNSAFE BUILDING  
BOARDING UP OF DANGEROUS BUILDING COSTS  
ASSESSMENTS**

Notice is hereby given that the Lincoln City Council has received the report from the Director of Building and Safety stating the cost which the City has incurred due to the demolition of unsafe building and will hold a public hearing at its meeting scheduled for Monday, December 5, 2011, at 3:00 p.m., in the City Council Chambers, County/City Building, 555 South 10<sup>th</sup> Street, Lincoln, Nebraska, to hear and pass upon the report of any objections or protests thereto, and to specially assess such costs against the real estate upon which such building was located.

Any persons interested in or affected by the proposed assessment may file written protest of objections with the City Clerk at any time prior to the time set for hearing the report.

The real estate and costs as shown on the report are as follows:

Property legally described as: Harwoods Addition, Block 3, Lot 2, Lancaster County, Nebraska.  
Owners of Record: Kent D. and Judith A. Turner  
Total Cost: \$12,172.00

Joan E. Ross, City Clerk

*Sent to J-S-P 11/8*



# CITY OF LINCOLN NEBRASKA

MAYOR CHRIS BEUTLER  
lincoln.ne.gov

Office of the City Clerk  
Finance Department  
Don Herz, Director  
555 South 10th Street  
Suite 103  
Lincoln, Nebraska 68508  
402-441-7436  
fax: 402-441-8325

November 18, 2011

## CERTIFIED MAIL

Kent D. and Judith A. Turner  
1743 South 23<sup>rd</sup> Street, Apt. #1  
Lincoln, NE 68502

Re: Unsafe Building Demolition Costs - 2011 S. 19<sup>th</sup> Street, Lincoln, Nebraska, legally described as: Harwoods Addition, Block 3, Lot 2, Lincoln, Lancaster County, Nebraska.

### TO THE OWNERS OF RECORD:

Notice is hereby given to the owners of record of the above-described property that on **Monday, December 5, 2011 at 3:00 p.m.** or as soon thereafter as possible, at the regular meeting of the City Council held in the Council Chambers, County-City Building, 555 South 10<sup>th</sup> Street in said City, the City Council will assess the cost of an unsafe building demolition in accordance with Section 20.04.051 of the Lincoln Municipal Code. The demolition cost to be assessed is \$12,172.00. Should you wish to appear before the City Council, Monday, December 5, 2011, 3:00 p.m. is the appropriate date and time.

Such assessment shall constitute a special assessment against and a lien upon the property as described and shall be paid in one annual installment and shall bear interest at the rate of 14% annually.

If you have any questions in regard to this proposed assessment, contact John Boies of the Building & Safety Department at 441-6429. If you wish to file an objection or protest thereto, please contact the office of the City Clerk by e-mail to [jross@lincoln.ne.gov](mailto:jross@lincoln.ne.gov) or by U.S. mail to City Clerk's Office, 555 South 10<sup>th</sup> Street, Room 103, Lincoln, NE 68508.

Sincerely,

Joan E. Ross, City Clerk

cc: John Boies, Building & Safety  
Chris Connolly, City Attorney's Office  
copy sent by Regular U.S. Mail

7004 2510 0005 9491 4676

## U.S. Postal Service™ CERTIFIED MAIL™ RECEIPT (Domestic Mail Only; No Insurance Coverage Provided)

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# OFFICIAL USE

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Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

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Sent To: <i>Kent D &amp; Judith A Turner</i>	
Street, Apt. No., or PO Box No.: <i>1743 S. 23 Apt 1</i>	
City, State, ZIP+4: <i>Lincoln NE 68502</i>	
PS Form 3800, June 2002	
See Reverse for Instructions	